

MINUTES OF A JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING
HELD MARCH 20, 2025 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST
MAIN, HYRUM, UTAH.

CONVENED: 5:30 p.m.

CONDUCTING: Mayor Miller

ROLL CALL: Councilmembers Steve Adams, Jared L. Clawson, Paul James, Michael Nelson, and Craig L. Rasmussen; and Planning Commission Members Angie Bair, Scott Casas, and Paul Willardson.

CALL TO ORDER: There being five City Councilmembers present and five members representing a quorum, Mayor Miller called the meeting to order.

OTHERS PRESENT: City Treasurer Todd Perkins, City Planner Tony Ekins, and City Engineer Matt Holmes and seven citizens. City Recorder Stephanie Fricke recorded the minutes.

WELCOME: Mayor Miller welcomed everyone in attendance and invited audience participation.

AGENDA ADOPTION: A copy of the notice and agenda for this meeting was emailed to The Herald Journal, posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices more than forty-eight hours before meeting time.

ACTION

Councilmember Clawson made a motion to approve the agenda for March 20, 2025 as written. Councilmember Rasmussen seconded the motion and Councilmembers Adams, Clawson, James, Nelson, and Rasmussen voted aye. The motion passed.

5. AGENDA ITEMS:

- A. Troy Kartchner, Kartchner Companies - To discuss the concept of Blossom Ridge a proposed community located at approximately 300 South and 700 South between 800 East and 1150 East.

6. ADJOURNMENT

TROY KARTCHNER, KARTCHNER COMPANIES - TO DISCUSS THE CONCEPT OF BLOSSOM RIDGE A PROPOSED COMMUNITY LOCATED AT APPROXIMATELY 300 SOUTH AND 700 SOUTH BETWEEN 800 EAST AND 1150 EAST.

Mayor Miller said Troy Kartchner requested a joint meeting with the Hyrum City Council and the Hyrum Planning Commission to discuss a concept for a multi-use housing community to be known as Blossom Ridge located at 300 South and 700 South between 800 East and 1150 East consisting of approximately 80 acres of property.

Dan Larsen with Kartchner Companies said Kartchner Companies has purchased and is still in the process of purchasing approximately 160 acres of property between 300 South and 700 South and 800 East and 1150 East. Kartchner Companies wants to create a community on 80 acres of the property. The community would consist of various types of housing: 17.5 acres with 328 apartments and townhouses for rent (18.7 units per acre); 16.2 acres with 146 townhomes (9 units per acre); 41.3 acres with 132 single family dwellings (3.2 units per acre); 3.5 acres with 17 active adult units 94.8 units per acre); and 1.5 acres in a neighborhood park.

The for rent apartments and townhomes will have 288 apartment units (12 buildings, 24 units per building) and 40 alley loaded unit townhomes. With a total of 780 parking stalls - 620 stalls for apartments 2.5 units per apartment; and each townhome will have a 2 car garage and a 2 car driveway. Apartments are need to support housing affordability, apartments will be competitively priced, offering options for diverse income levels. There will be a club house for gathering spaces, kitchen, and offices, fitness center, spa, pool, and outdoor recreation playgrounds and walking paths. The apartment clubhouse will be managed by Kartchner Companies. Townhomes along 300 South will feature attractive, front facing elevations and professional landscaping. Townhomes will have private fenced backyards. Single family lots will be between 7,000 to 9,800 square feet and provide a balance between affordability, privacy, and more space than a townhome. There will be 101 lots over 9,800 square feet that will offer spacious homesite for buyers seeking more privacy, larger yards, and premium home options. This mix of lot sizes and housing types ensures a diverse and balanced community, accommodating residents at different stages of life. The active adult neighborhood will be for 55 and older and will be single level homes. The park is a neighborhood park with state of the art amenities with an inspiration concept.

Kevin Kartchner said Kartchner Companies has built and manages numerous apartment projects. The closes project to Hyrum is STRATA it is on south of Logan. STRATA has a state of art clubhouse with a meeting center, game room, large private gathering room, basketball courts, indoor bike racks; pools, and hot tub. People enjoy living in Karchner Companies apartments because they are

well managed and have amazing amenities.

Troy Kartchner said without multifamily housing, homeownership will become unaffordable for our young families and workers. There is a housing crisis in Cache Valley and due to that there is an overwhelming demand for housing units, including an acute shortage of rental property. Multifamily developments generate more property tax revenue per acre than single-family subdivision while requiring less infrastructure spending per home. Higher population density attracts retail and service providers, meaning grocery stores, restaurants, and shops are more likely to open in Hyrum. This project has been carefully designed to support growth while preserving quality of life for existing residents by incorporating diverse housing types for various demographics; sufficient parking and traffic flow planning, attractive architecture and landscaping; and community oriented amenities that enhance livability.

A discussion ensued between City Council Members and Planning Commission Members about infrastructure needs, impact on existing roads, and density concerns. Hyrum City is in the process of updating its General Plan, Transportation Plan, 40 Year Water Study, Water Reclamation Study, and reviewing impact fees. The revisions to the General Plan will provide the City with information as to whether this is the right area for this type of development; if a zone will be created for higher density; that will consider zoning and if this is the area for this type of development. The water study will help determine what population level the City can serve with drinking water. The traffic study needs to be completed because with this type of density it is important to ensure that the inflow and outflow of traffic is safe and manageable. A frontage road being needed was discussed rather than having short little roads with houses on both sides. There were also concerns as to whether the citizens of Hyrum was ready for this type of development and the General Plan would help determine that.

ADJOURNMENT:

ACTION

**There being no further business before the City Council,
the Council Meeting adjourned at 6:25 p.m.**

ATTEST:

Stephanie Miller
Mayor

Stephanie Fricke
City Recorder

Approved: May 1, 2025
As Written/Amended